

AGENDA MEMO

CITY COUNCIL MEETING DATE: JULY 19, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-13537 - APPLICANT:/OWNER: RAINBOW STUDIOS, LLC

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under The Las Vegas Medical District Plan for Mixed Use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-13534) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a proposed Mixed-Use Development at 611 South Tonopah Drive.

EXECUTIVE SUMMARY

The proposed Mixed-Use development consisting of a four-story office tower and three residential buildings is within the definition provided by Title 19.20 for Mixed Use and meets the standards and intent of the Las Vegas Medical District Plan. The proposed project is compatible with adjacent development and is in compliance with standards. Approval of this application is recommended.

BACKGROUND INFORMATION

A) Related Actions

- 06/22/06 The Planning Commission recommended approval of companion item SDR-13534 concurrently with this application.
- 06/22/06 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #3/ng).

B) Pre-Application Meeting

- 04/19/06 A pre-application meeting was held and elements of a Mixed-Use project in the Medical District were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this project, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.69

B) Existing Land Use

Subject Property: Single Family Residential
North: Single Family Residential
South: Single Family Residential
East: Single Family Residential
West: Office

C) *Planned Land Use*

Subject Property: MD-1 (Medical Support)
North: MD-1 (Medical Support)
South: MD-1 (Medical Support)
East: MD-1 (Medical Support)
West: P-O (Professional Office)

D) *Existing Zoning*

Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: PD (Planned Development)
East: PD (Planned Development)
West: PD (Planned Development)

E) *General Plan Compliance*

The subject property is located in the Las Vegas Medical District and has an MD-1 (Medical Support) land use designation. The Medical Support category is intended to allow less intense development within the Las Vegas Medical District. It is designed to allow medical, medically-related, office, and professional uses. The proposed Mixed Use development is an allowable use with the approval of a Special Use Permit.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Las Vegas Medical District	X	
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Las Vegas Medical District

As noted above the project is located in the Las Vegas Medical District. A Special Use Permit is required for Mixed Use development. This application is intended to satisfy that requirement. The proposed development is in compliance with the standards of the Las Vegas Medical District.

ANALYSIS

A) *General Analysis and Discussion*

- Zoning**

The property is zoned PD (Planned Development). The PD (Planned Development) District is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment,

economic development and cultural enrichment. The PD (Planned Development) District may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD (Planned Development) District is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative siting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas. The minimum size of tract eligible for PD designation is five acres. The development standards for this district would be per the Las Vegas Medical District Plan. The proposed project is in compliance with these standards.

- Use

The Las Vegas Medical District does not contain definitions; however for the purposes of this development Mixed Use is defined in Title 19 as:

“Mixed-Use” means a combination of certain residential and nonresidential uses on a single parcel, or a mix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use.

The proposed development is within the definition provided by Title 19.20 for Mixed Use and meets the standards and intent of the Las Vegas Medical District Plan.

- Conditions

Mixed Use (Las Vegas Medical District Plan)

The non-residential use shall be located at ground level fronting the primary public right-of-way, and the primary entry way to that use shall be directly from and oriented to the street; and

The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

The proposed development is in compliance with the Las Vegas Medical District Plan minimum standards for Mixed-Use.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The Avenue, another project by the same owner/designer is directly adjacent to the proposed development. These two projects will compliment each other. The Las Vegas Medical District Plan encourages mixed use projects and development of this nature through waiving the direct application of most development standards. The project is deemed compatible with adjacent development and development in the area and approval of this project is recommended.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The proposed site is physically suitable for the type and intensity of land use proposed.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Site access is provided by Tonopah Drive a 60-foot right of way. The driveway is designed as a one way in one way out. There will not be a negative effect on Tonopah Drive due to this development.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed development will not endanger the public health or general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 107 by City Clerk

APPROVALS 0

PROTESTS 0